163.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,158,000 /	1,158,000
					USE VALUE:	1,158,000 /	1,158,000
					ASSESSED:	1,158,000 /	1,158,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAHAMON GUILLERMO E
Owner 2:	
Owner 3:	
Street 1:	22 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAHAMON GUILLERMO E/ETAL -
Owner 2:	BAHAMON-CHAFEE CLAIRE -
Street 1:	22 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1896, having primarily Clapboard Exterior and 3335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	712,800		445,200	1,158,000
Total Card	0.165	712,800		445,200	1,158,000
Total Parcel	0.165	712,800		445,200	1,158,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.23 | /Parcel: 347.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108289
GIS Ref	
GIS Ref	
Insp Date	06/01/18

!12674!

PREVIOUS ASSESSMENT

Parcel ID: 163.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	712,800	0	7,200.	445,200	1,158,000		Year end	12/23/2021
2021	101	FV	690,100	0	7,200.	445,200	1,135,300		Year End Roll	12/10/2020
2020	101	FV	690,100	0	7,200.	445,200	1,135,300	1,135,300	Year End Roll	12/18/2019
2019	101	FV	513,300	0	7,200.	445,200	958,500	958,500	Year End Roll	1/3/2019
2018	101	FV	530,800	0	7,200.	394,300	925,100	925,100	Year End Roll	12/20/2017
2017	101	FV	530,800	0	7,200.	330,700	861,500	861,500	Year End Roll	1/3/2017
2016	101	FV	530,800	0	7,200.	330,700	861,500	861,500	Year End	1/4/2016
2015	101	FV	492,100	0	7,200.	286,200	778,300	778,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:22:20

LAST REV

Date	Time
08/20/19	11:32:15
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12674

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAHAMON GUILLER	60546-38		11/21/2012	Convenience	100	No	No		
ROBBERTZ PAUL T	33454-569		8/15/2001		671,725	No	No		
	20634-227		7/1/1990		271,750	No	No		Y

USER DEFINED

Prior Id # 1:	108289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2019	547	Redo Kit	29,000	C				
7/29/2009	643	Re-Roof	1,965					
9/16/2001	705	Dormers	40,000	C				4 DORMERS-ADD BATH
11/8/1995	642	Manual	2,500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	336	PATRIOT
5/21/2002	Permit Visit	PM	Peter M
12/15/2001	MLS	MM	Mary M
1/28/2000	Inspected	276	PATRIOT
12/2/1999	Measured	267	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,198	Spl Credit		Total:	445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1896	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96484256
Const Adj.:	1.00969899
Adj $ / SQ:	126.646
Other Features:	93892
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	747157
Depreciation:	34369
Depreciated Total:	712788

COMMENTS

SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

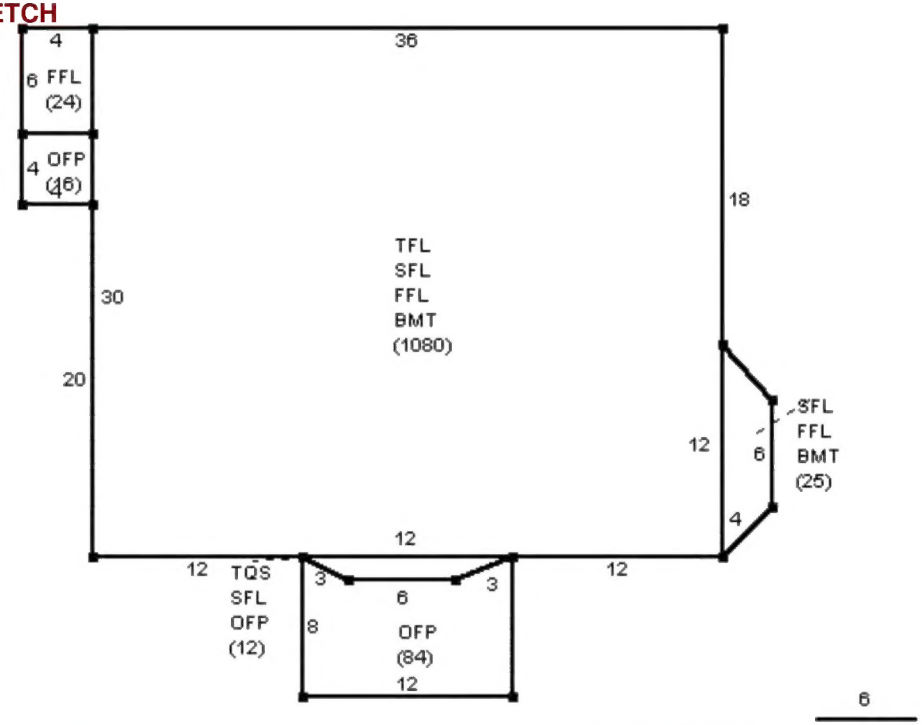
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.44
Special Features:	0	Val/Su Net:	156.59
Final Total:	712800	Val/Su SzAd	213.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,129	126.650	142,983
SFL	Second Floor	1,117	126.650	141,464
BMT	Basement	1,105	37.990	41,983
TFL	Third Floor	1,080	126.650	136,778
OFP	Open Porch	112	31.540	3,532
TQS	3/4 Story	9	126.650	1,140

Net Sketched Area:	4,552			Total:	467,880
Size Ad	3335	Gross Area	4555	FinArea	3335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

163.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc